

Pre-Submission Conference
for
Request for Qualifications/Proposals for
Development of 3067 University Avenue in
the North Park Redevelopment Project Area

September 16, 2010

The City of San Diego Redevelopment Agency



Background

- The Redevelopment Agency consists of three entities:
 - Centre City Development Corporation
 - Southeastern Economic Development Corporation
 - Redevelopment Department of the City of San Diego (previously part of the City Planning & Community Investment Department)
- This solicitation is for the North Park Redevelopment Project Area
 - managed by the Redevelopment Department

Development Opportunity

- Adaptive reuse of the former Woolworth's Building at 3067 University Avenue
 - Fee title to the property was acquired by the Redevelopment Agency on August 16, 2010 for \$1,950,000
- The Agency will consider various structures to support the Project
 - sale or lease of the property
 - joint ventures
 - Agency participation
 - deferred return

Site Map

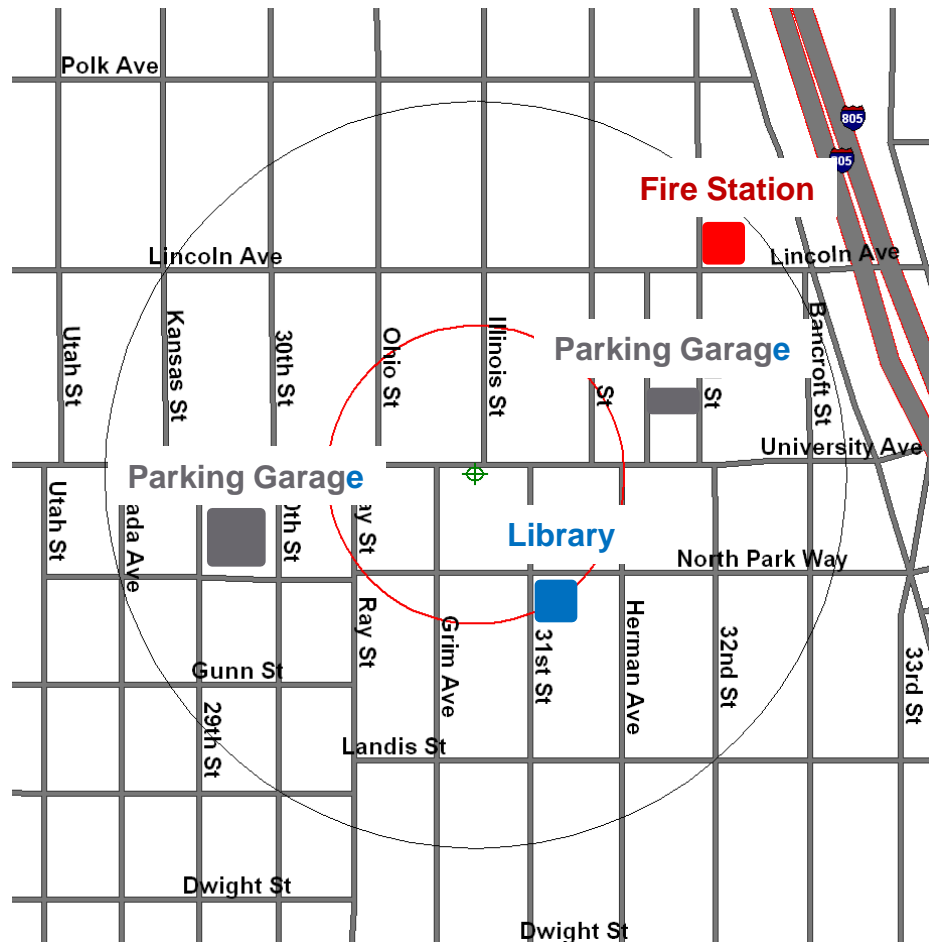
- On University Avenue between Grim and 31st



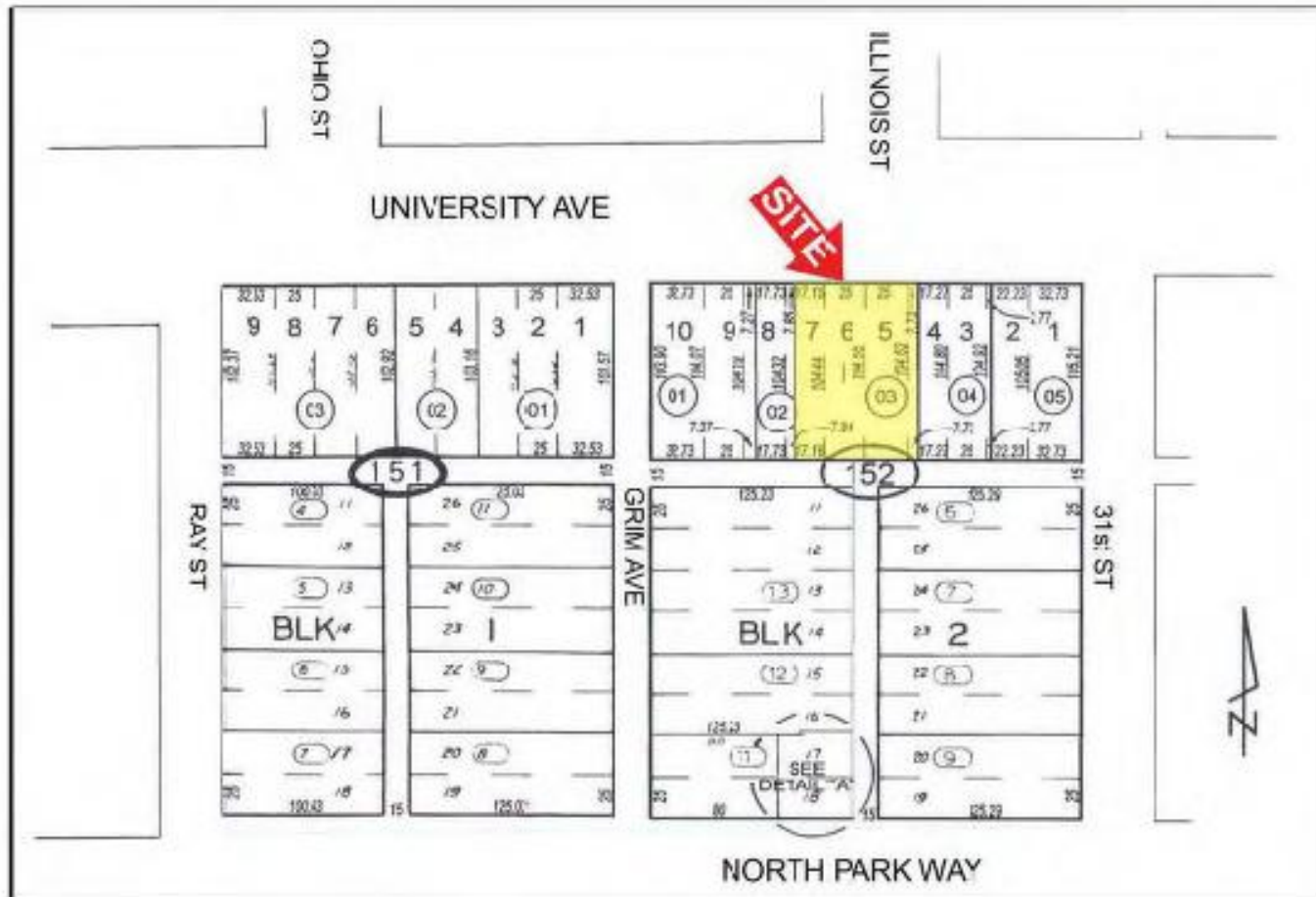
Aerial View



.25 mile radius



Parcel Map



Site Summary

- The property is located within the North Park Pilot Village
 - Area designated for smart growth development
- The community's fire station, post office, and library are located within close proximity
- The site is developed with a two-story commercial/retail structure built in 1949
 - Building area: ~15,600 square-feet
 - Lot area: ~7,800 square-feet
- The building features dual front glass doors, recessed entries and stucco-clad exterior

Building Characteristics

Structure:	Masonry brick and concrete exterior walls
Floors:	1 st floor - exposed concrete foundation 2 nd floor - exposed wood sub-floor
Roof:	Flat, built up, condition not known
Build out:	In shell condition with all partitions removed
Elevator:	One freight elevator in rear, no permit and maintenance history not known
Plumbing:	Half of 2 nd floor has sprinkler piping in place, not known if operable Single restroom on 1 st floor is in poor condition

Development Guidelines

- The site is zoned under the Commercial Node category
 - CN-1 zoning allows for a variety of uses including retail, commercial, office and mixed-use
- The property is a previous conforming premise
 - A planned development permit will likely be required to address nonconforming parking and FAR
- The building is not currently designated as historic, but is considered by the community as historically significant
 - The proposed re-use of the existing structure must conform to the Secretary of the Interior's Standards for Rehabilitation
 - The City's Historical Building Code should be referred to as a valuable resource in formulating a redevelopment vision

Anticipated Entitlement Process

- Enter into an Exclusive Negotiating Agreement (ENA) with the selected development team
- Submit to Historic Resources Board for potential historic designation
- Negotiate with adjacent property owners for a shared parking agreement if needed
- Submit to the Planning Commission for a planned development permit (PDP) if needed to address potential deviations from development regulations
- Agency Board action for approval of a Disposition and Development Agreement (DDA) with development team

Including transfer of the development rights under the PDP

Proforma Assumptions

- The proforma template now includes formulas
 - Site Area has been pre-inputted
- Parking
 - Note number of spaces needed, but leave costs blank if you have not specifically identified and priced out parking spaces
- Prevailing Wages
 - Assume state prevailing wages for all labor unless request for Agency assistance is specific to affordable housing
- Explain any key estimates/assumptions

The RFQ/P

- The RFQ/P and Developer Package is available on the Agency's webpage -
<http://www.sandiego.gov/redevelopment-agency/opportunities.shtml>
 - All amendments will be posted on the Agency's website
 - For an alternate format please call 619-236-6269
- Questions should be addressed to Michael Lengyel via email at mlengyel@sandiego.gov. All inquiries must contain the phrase "Questions – North Park Project RFQ/P" in the subject line

Selection Criteria

- This RFQ/P is for the financing, design, construction, and management of the Project
- The Agency is targeting firms that have demonstrated experience in similar urban infill projects
 - Firms with specialized skills (i.e. architects) or potential tenants of the space are encouraged to team up with other firms
- The Agency places a preference on contracting with local firms
 - Firms located outside the city may be considered based on their background and experience

RFQ/P Submittal Timeline

Tentative schedule:

Submittal of Proposals Deadline	October 29, 2010
Respondent Review/Oral Presentations	Nov/Dec 2010
Recommendation for Selection	Feb/Mar 2011

Dates are subject to change - be sure to sign-in to be notified of any changes (updates will also be on the website)



Questions?